

IN RE: PETITION FOR SPECIAL HEARING
W/S Granite Road, 470.5' N of
Old Court Road
(Part of 2822 Granite Road)
2nd Election District
1st Councilmanic District
Dorothy S. Hunter
Petitioner
* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-456-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing in which the Petitioner requests approval of the transfer of a portion of the subject property to the adjoining property for use as a septic field for a proposed dwelling on that property, all as more particularly described on Petitioner's Exhibits 1 and 2.

The Petitioner and Legal Owner, Dorothy S. Hunter, appeared and testified. Also appearing on behalf of the Petition was the Contract Purchaser, Robert A. Hoffman. There were no Protestants.

Testimony indicated that the subject property consists of .4198 acres, more or less, zoned R.C. 2 and is part of the property known as 2822 Granite Road. The Petitioner is desirous of transferring the subject .4198 acres to the adjoining property owner, Robert A. Hoffman. Testimony indicated that Mr. Hoffman wants to build a single family dwelling on his property; however, upon application for a building permit, it was determined that the septic field for his property was located on adjoining property owned by Ms. Hunter. Mr. Hoffman then approached Ms. Hunter who agreed to sell him the subject .4198 acres in which the septic field lies. Testimony indicated that Ms. Hunter originally owned the triangularly shaped parcel shown on Petitioner's Exhibit 2 and that she sold another portion of her property, located immediately adjacent to the subject par-

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cel, to the Werking family. Ms. Hunter testified that she was delighted to sell the subject .4198 acre parcel to Mr. Hoffman as the Werking property is located between the subject property and the remainder of her holdings. Testimony indicated that the granting of the relief requested would not result in any detriment to the health, safety or general welfare of the surrounding community.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of July, 1992 that the Petition for Special Hearing to approve the transfer of a .4198 acre parcel from the subject property to an adjoining property for use as a septic field for a proposed dwelling on that property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Within sixty (60) days of the date of this Order, and prior to the issuance of any permits, a new deed

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incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County. A copy of the recorded deed shall be forwarded to this Office for inclusion in the case file prior to the issuance of any permits.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 7/9/92
By [Signature]

- 3 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113, Courthouse
401 Washington Avenue
Towson, MD 21204

July 9, 1992

(410) 887-4386

Ms. Dorothy S. Hunter
10608 St. Paul Avenue
Woodstock, Maryland 21163

RE: PETITION FOR SPECIAL HEARING
W/S Granite Road, 470.5' N of Old Court Road
(2822 Granite Road)
2nd Election District - 1st Councilmanic District
Dorothy S. Hunter, Petitioner
Case No. 92-456-SPH

Dear Ms. Hunter:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Robert A. Hoffman
5401 Whitlock Road, Baltimore, Md. 21229

People's Counsel

File

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

92-456-SPH

District 2nd Date of Posting June 15, 1992
Posted for: Special Hearing
Petitioner: Dorothy S. Hunter
Location of property: W/S Granite Road, N.E. of Old Court Road
2822 Granite Road
Location of Sign: West side of Granite Road in front of subject
Property
Remarks:
Posted by: L. J. Butler Date of return: June 19, 1992
Number of Signs: 1 MICROFILMED

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2822 GRANITE RD.
which is presently zoned PC2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 900.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

PARCEL TO BE TRANSFERRED
TO 2822 GRANITE RD.

Property is to be posted and advertised as prescribed by Zoning Regulations. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 900.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Contract Purchaser/Lessee:
ROBERT A. HOFFMAN
(Type or Print Name)
Robert A. Hoffman
Signature
5401 WHITLOCK RD
Address
BALTIMORE MD 21229
City State Zip

Who do solemnly declare and affirm, under the penalties of perjury, that they own the legal ownership of the property which is the subject of this Petition.

Legal Owner(s):
DOROTHY S. HUNTER
(Type or Print Name)
Dorothy S. Hunter
Signature
(Type or Print Name)

10608 ST PAUL AVE 411-5137
Address
WOODSTOCK MD 21163
City State Zip

ROBERT HOFFMAN
Address
5401 WHITLOCK RD BALTIMORE MD 21229
City State Zip

OFFICE USE ONLY
Date Received: 7/9/92
Date of Hearing: 7/16/92

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 5-15-92 BY 482

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HOFFMAN and HOFFMAN

SURVEYORS - LAND PLANNERS
5502 STONINGTON AVENUE - BALTIMORE, MARYLAND 21207
PHONE (301) 448-0181

THOMAS M. HOFFMAN
Professional Land Surveyor #4028
THOMAS M. HOFFMAN, JR.
Property Line Surveyor #527

PROPERTY DESCRIPTION

0.4198 ACRE PARCEL
PART OF NO. 2822 GRANITE ROAD

BEGINNING FOR THE SAME at a 3/4" diameter iron pipe (pipe) and yellow plastic cap marked "H & H 18 #6138" (cap) now set along the west right-of-way line of Granite Road (r/w width varies) at the end of the second or South 77' 45" East 154.74 foot line of that parcel described in conveyance to John William Werking, III that parcel described in conveyance to John F. Trammel by deed dated September 6, 1955 and recorded in Liber 2799, folio 473, at a pipe and cap now set 520.72 feet from the beginning thereof, thence binding on part of said first line and Hoffman with all bearings being referred to the Grid Meridian as established by Baltimore County; viz:

- 1) North 84° 54' 09" West 155.02 feet to intersect the first or North 24-1/2° East 900 foot line of that parcel described in conveyance to Frank F. Strehle and wife by deed dated September 6, 1955 and recorded in Liber 2799, folio 473, at a pipe and cap now set 520.72 feet from the beginning thereof, thence binding on part of said first line
- 2) North 18° 18' 51" East 166.89 feet to a pipe and cap now set at the end of the second or North 70° 36' West line of that parcel described in conveyance to John F. Trammel by deed dated September 1, 1953 and recorded among the Land Records in Liber 2364, folio 386, thence binding reversely on part of said second line of Trammel deed
- 3) South 76° 47' 09" East 72.22 feet to intersect aforementioned west right-of-way line of Granite Road at a nail now set, thence binding on said right-of-way line the two following courses and distances, and on the west edge of old 30 foot right-of-way established in 1866

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- 4) South 15° 08' 08" East 98.87 feet to intersect the west edge of 40 foot wide right-of-way as shown on Baltimore County E/W Plat of "The Widening and Re-alignment of Granite Road", recorded in Plat book 15, folio 43, at a pipe and cap now set, thence binding on said 40 foot wide right-of-way
- 5) South 05° 45' 03" East 60.50 feet to the place of beginning containing 18,285 square feet or 0.4198 acre of land, more or less.

BEING part of the remainder of parcel three as described in conveyance from Dorothy B. Strehle to Dorothy S. Hunter by deed dated April 2, 1987 and recorded among the Land Records of Baltimore County in Liber 7606, folio 367 (said parcel three being more particularly described in deed to Frank F. Strehle and Dorothy B. Strehle by deed dated September 6, 1955 and recorded in Liber 2799, folio 473).

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CERTIFICATE OF PUBLICATION

TOWSON, MD., June 11, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 11, 1992

THE JEFFERSONIAN,

S. Zake Orban

Publisher

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92-456-SPH
Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Date 5-15-92
Robt. A. Hoffman
Residential - Special Hearing filing fee
4.178 AC. parcel - WS Granite Rd 740.5' N
Old Court Rd.
MICROFILMED
04A04W0073
BA C010144
Please Make Checks Payable To:

92-456-SPH
Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Date 5/15/92
PUBLIC HEARING FEES
030 - SPECIAL HEARING (FRL)
LAST NAME OF OWNER: HUNTER
MICROFILMED
04A04W0109NICHRC
BA C010144M07-24-92
Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353
June 23, 1992
Ms. Dorothy S. Hunter
10608 St. Paul Avenue
Woodstock, MD 21163
RE: Item No. 482, Case No. 92-456-SPH
Petitioner: Dorothy S. Hunter
Petition for Special Hearing
Dear Ms. Hunter:
The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.
Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.
The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.
1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
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receipt
Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Date 7/23/92
Account: R-001-4190
Number
92-456
PUBLIC HEARING FEES
080 - POSTING SIGNS / ADVERTISING 1 X
LAST NAME OF OWNER: HOFFMAN
MICROFILMED
04A04W0109NICHRC
BA C010144M07-24-92
Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353
Your petition has been received and accepted for filing this 15th day of May, 1992
ARNOLD JABLON
DIRECTOR
Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee
Petitioner: Dorothy S. Hunter
Petitioner's Attorney:
MICROFILMED

92-456-8PH
Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353
DATE: 6-18-92
Robert A. Hoffman
5401 Whitlock Road
Baltimore, Maryland 21229
Dorothy S. Hunter
10608 St. Paul Avenue
Woodstock, Maryland 21163
RE:
CASE #92-456-SPH (Item 482)
W/S Granite Road, 470.5' N of Old Court Road
2822 Granite Road
2nd Election District - 1st Councilmanic
Legal Owner(s): Dorothy S. Hunter
Contract Purchaser(s): Robert A. Hoffman
HEARING: WEDNESDAY, JULY 8, 1992 at 2:00 p.m. in Rm. 118, Courthouse.
Dear Petitioner(s):
Please be advised that \$ 60.40 is due for advertising and posting of the above captioned property and hearing date.
THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.
Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.
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ARNOLD JABLON
DIRECTOR

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353
Development Review Committee Response Form
Authorized signature: Lawrence P. Kennedy Date 6/8/92
Project Name
File Number Waiver Number Zoning Issue Meeting Date
✓ Lawrence F. And Ruth C. Solomon 493 6-1-92 NC
DED DEPRM RP STP TE
✓ Dorothy S. Hunter NC
DED DEPRM RP STP TE
✓ St. Luke Health Ministries, Inc. 484 NC
DED DEPRM RP STP TE
✓ Gene Nelson And Paulette Ensor 489 NC
DED DEPRM RP STP TE
Stonegate at Patapsco (Azeal Property)
90476
ZON DED RP TE (Waiting for developer to submit plans first)
COUNT 17
FINAL TOTALS
COUNT 17
*** END OF REPORT ***
MICROFILMED

92-4568PH
Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353
JUNE 5, 1992
NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, 014 Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
CASE #92-456-SPH (Item 482)
W/S Granite Road, 470.5' N of Old Court Road
2822 Granite Road
2nd Election District - 1st Councilmanic
Legal Owner(s): Dorothy S. Hunter
Contract Purchaser(s): Robert A. Hoffman
HEARING: WEDNESDAY, JULY 8, 1992 at 2:00 p.m. in Rm. 118, Courthouse.
Special hearing to approve parcel to be transferred.
Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County
cc: Dorothy S. Hunter
Robert A. Hoffman
NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
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BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204
MEMORANDUM
TO: Arnold Jablon, Director - Zoning Administration & Development Management
FROM: Ervin McDaniel, Chief Development Review Section Office of Planning and Zoning
DATE: June 5, 1992
SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 1, 1992
The Office of Planning and Zoning has no comments on the following petitions:
George S. Nyquist - Item 474
Stephen G. Solam - Item 477
Albert F. Nocar Jr. - Item 478
Maryland Marine Mfg. Co. - Item 479
Robert C. Eppig - Item 480
James R. Porter - Item 481
Dorothy S. Hunter - Item 482
St. Luke's Health Ministries - Item 484
Williams Estates - Item 487
John M. Jacob - Item 488
Gene Ensor - Item 489
Lawrence F. Solomon - Item 493
If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.
6_5_92.txt
Fcltas.txt
MICROFILMED

Development Review Committee Response Form
Authorized signature: *Raher J. Family* Date: 6/8/92
Project Name: Lawrence F. And Ruth C. Solomon
Waiver Number: 493
Zoning Issue: N/C
Meeting Date: 6-1-92
DED DEPRM RP STP TE
Dorothy S. Hunter N/C
DED DEPRM RP STP TE
St. Luke Health Ministries, Inc. N/C
DED DEPRM RP STP TE
Gene Nelson And Paulette Ensor N/C
DED DEPRM RP STP TE
Stonegate at Patapsco (Aerial Property)
90476
ZON DED RP TE (Waiting for developer to submit plans first)
COUNT 17
FINAL TOTALS
COUNT 17
*** END OF REPORT ***

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REVISED COMMENTS
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE
TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: July 6, 1992
FROM: J. Lawrence Pilson
Development Coordinator, DEPRM
SUBJECT: Zoning Item 482
Hunter Property
2822 Granite Road
Zoning Advisory Committee Meeting of June 2, 1992
The approved sewage disposal area for the adjacent property is located on this parcel. In order to develop the adjacent property, legal access to the sewage disposal area is required. If you have any questions, please contact Ground Water Management at 887-2762.
JLP:sp
JABLON/S/TXTSPP

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PLEASE PRINT CLEARLY
PETITIONER(S) SIGN-IN SHEET
NAME ADDRESS
Robert Hoffman 5401 Whitlock RD Balta MD 21229
Dorothy S. Hunter 1068 St Paul Ave Vardick 21163

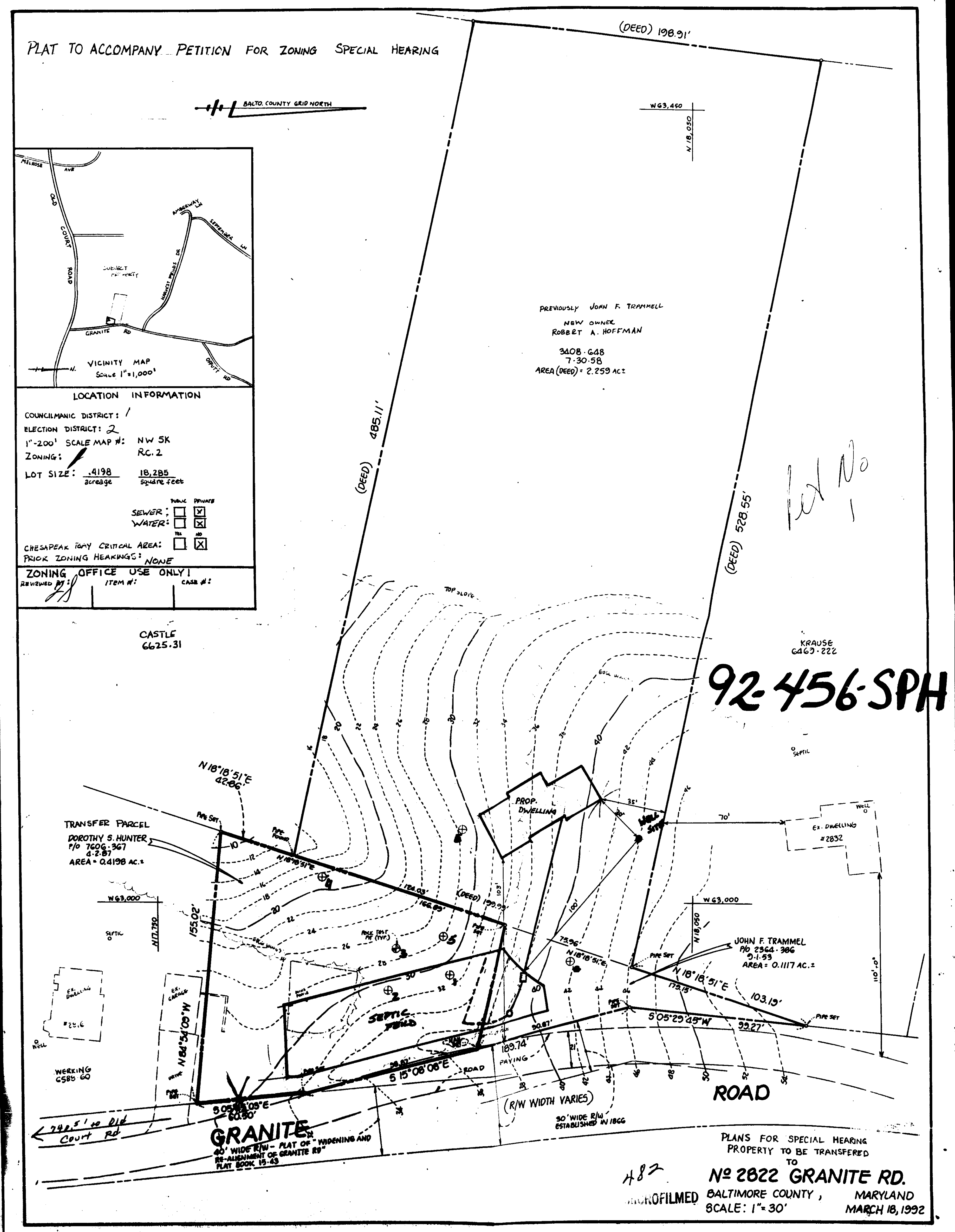
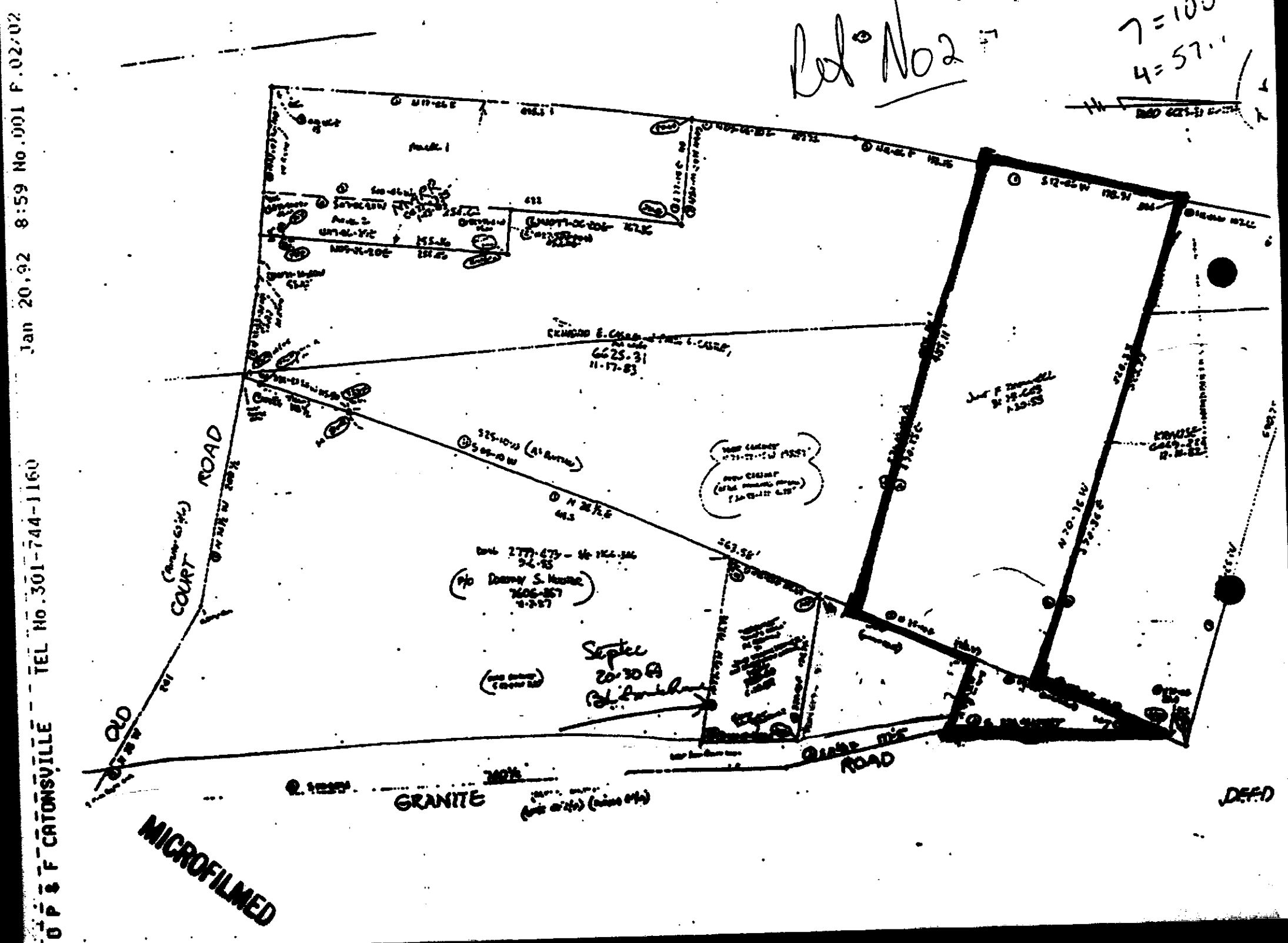
Baltimore County Government
Fire Department
700 East Joppa Road, Suite 901
Towson, MD 21204-5500
MAY 27, 1992
(301) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
RE: Property Owner: DOROTHY S. HUNTER
Location: #2822 GRANITE ROAD
Item No.: 482 (JJS) Zoning Agenda: JUNE 1, 1992
Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.
7. The Fire Prevention Bureau has no comments at this time.

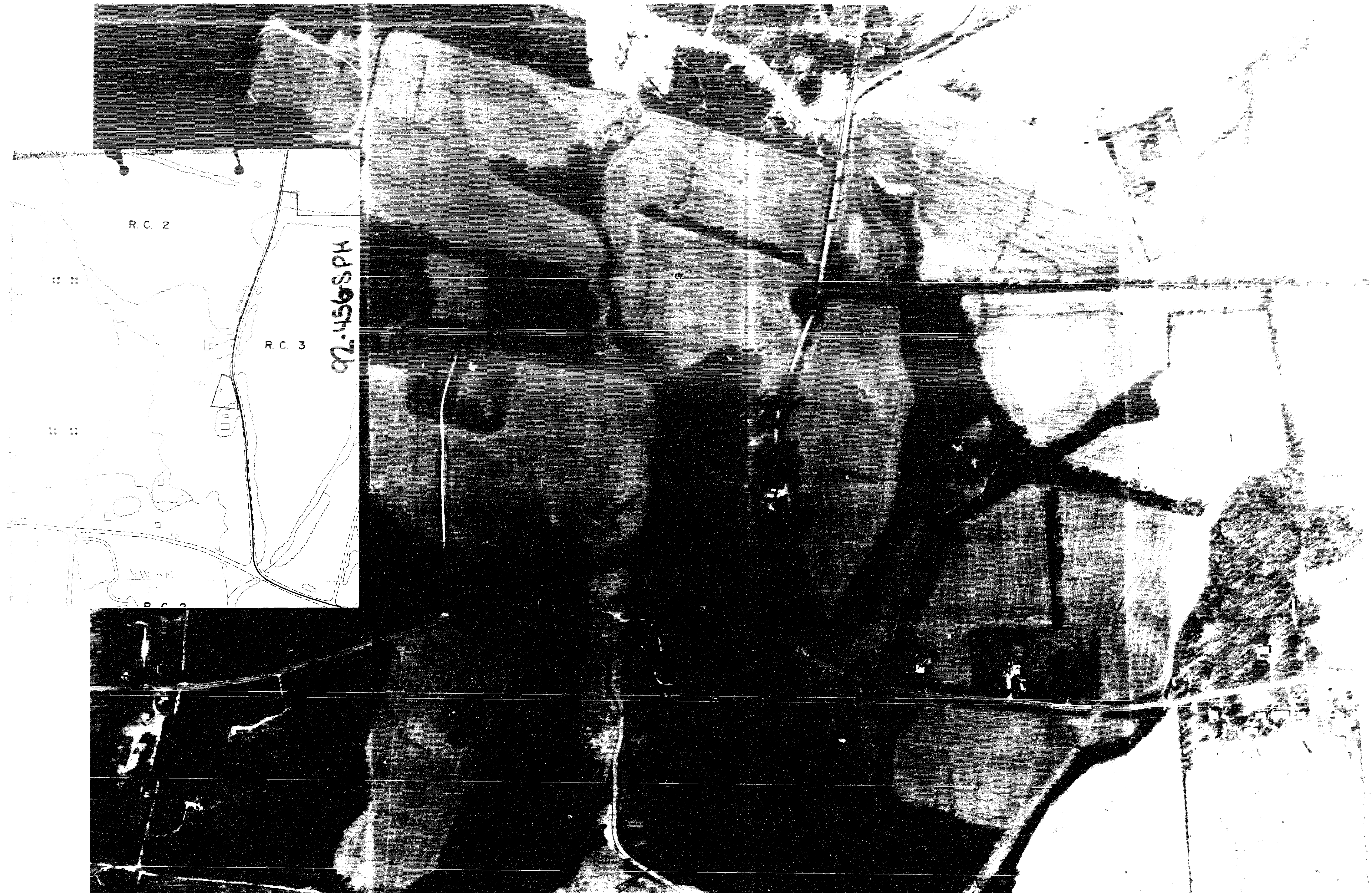
REVIEWER: *Carl J. Rose* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division
JP/REK

RECEIVED
MAY 29 1992
ZONING OFFICE

MICROFILMED



PLANS FOR SPECIAL HEARING
PROPERTY TO BE TRANSFERRED
TO
#2822 GRANITE RD.
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=30'
MARCH 18, 1992



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
SYLVAN DELL

SHEET

NW
36
MICROFILMED

92-456SPH

IN RE: PETITION FOR SPECIAL HEARING
W/S Granite Road, 470.5' N of
Old Court Road
(Part of 2822 Granite Road)
2nd Election District
1st Councilmanic District
Dorothy S. Hunter
Petitioner
* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-456-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing in which the Petitioner requests approval of the transfer of a portion of the subject property to the adjoining property for use as a septic field for a proposed dwelling on that property, all as more particularly described on Petitioner's Exhibits 1 and 2.

The Petitioner and Legal Owner, Dorothy S. Hunter, appeared and testified. Also appearing on behalf of the Petition was the Contract Purchaser, Robert A. Hoffman. There were no Protestants.

Testimony indicated that the subject property consists of .4198 acres, more or less, zoned R.C. 2 and is part of the property known as 2822 Granite Road. The Petitioner is desirous of transferring the subject .4198 acres to the adjoining property owner, Robert A. Hoffman. Testimony indicated that Mr. Hoffman wants to build a single family dwelling on his property; however, upon application for a building permit, it was determined that the septic field for his property was located on adjoining property owned by Ms. Hunter. Mr. Hoffman then approached Ms. Hunter who agreed to sell him the subject .4198 acres in which the septic field lies. Testimony indicated that Ms. Hunter originally owned the triangularly shaped parcel shown on Petitioner's Exhibit 2 and that she sold another portion of her property, located immediately adjacent to the subject par-

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cel, to the Werking family. Ms. Hunter testified that she was delighted to sell the subject .4198 acre parcel to Mr. Hoffman as the Werking property is located between the subject property and the remainder of her holdings. Testimony indicated that the granting of the relief requested would not result in any detriment to the health, safety or general welfare of the surrounding community.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of July, 1992 that the Petition for Special Hearing to approve the transfer of a .4198 acre parcel from the subject property to an adjoining property for use as a septic field for a proposed dwelling on that property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Within sixty (60) days of the date of this Order, and prior to the issuance of any permits, a new deed

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incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County. A copy of the recorded deed shall be forwarded to this Office for inclusion in the case file prior to the issuance of any permits.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 7/9/92
By [Signature]

- 3 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113, Courthouse
401 Washington Avenue
Towson, MD 21204

July 9, 1992

(410) 887-4386

Ms. Dorothy S. Hunter
10608 St. Paul Avenue
Woodstock, Maryland 21163

RE: PETITION FOR SPECIAL HEARING
W/S Granite Road, 470.5' N of Old Court Road
(2822 Granite Road)
2nd Election District - 1st Councilmanic District
Dorothy S. Hunter, Petitioner
Case No. 92-456-SPH

Dear Ms. Hunter:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Robert A. Hoffman
5401 Whitlock Road, Baltimore, Md. 21229

People's Counsel

File

ORDER RECEIVED FOR FILING
Date 7/9/92
By [Signature]

Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at 2822 GRANITE RD.

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 900.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

PARCEL TO BE TRANSFERRED
TO 2822 GRANITE RD.

Property is to be posted and advertised as prescribed by Zoning Regulations. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 900.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Contract Purchaser/Lessee
ROBERT A. HOFFMAN
(Type or Print Name)
Robert A. Hoffman
Signature
5401 WHITLOCK RD.
Address
BALTIMORE MD 21229
City

Who do solemnly declare and affirm, under the penalties of perjury, that they are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)
DOROTHY S. HUNTER
(Type or Print Name)
Dorothy S. Hunter
Signature
(Type or Print Name)

10608 ST PAUL AVE 410-5137
Address Phone No.
WOODSTOCK MD 21163
City State Zip

ROBERT HOFFMAN
Address
5401 WHITLOCK RD. BALTIMORE MD 21229
Phone No.

OPTIONAL USE ONLY
Not to be used for filing

Not to be used for filing

Not to be used for filing

Not to be used for filing

Not to be used for filing

Not to be used for filing

Not to be used for filing

Not to be used for filing

HOFFMAN and HOFFMAN
SURVEYORS - LAND PLANNERS
5502 STONINGTON AVENUE - BALTIMORE, MARYLAND 21207
PHONE (301) 448-0181

THOMAS M. HOFFMAN
Professional Land Surveyor #4028
THOMAS M. HOFFMAN, JR.
Property Line Surveyor #527

PROPERTY DESCRIPTION
0.4198 ACRE PARCEL
PART OF NO. 2822 GRANITE ROAD

BEGINNING FOR THE SAME at a 3/4" diameter iron pipe (pipe) and yellow plastic cap marked "H & H 18 #6138" (cap) now set along the west right-of-way line of Granite Road (r/w width varies) at the end of the second or South 77' 45" East 154.74 foot line of that parcel described in conveyance to John William Werking, III that parcel described in conveyance to John F. Trammel by deed dated September 6, 1955 and recorded in Liber 2799, folio 473, at a pipe and cap now set 520.72 feet from the beginning thereof, thence binding on part of said first line

- 1) North 84° 54' 09" West 155.02 feet to intersect the first or North 24° 1/2' East 900 foot line of that parcel described in conveyance to Frank F. Strehle and wife by deed dated September 6, 1955 and recorded in Liber 2799, folio 473, at a pipe and cap now set 520.72 feet from the beginning thereof, thence binding on part of said first line
- 2) North 18° 18' 51" East 166.89 feet to a pipe and cap now set at the end of the second or North 70° 36' West line of that parcel described in conveyance to John F. Trammel by deed dated September 1, 1953 and recorded among the Land Records in Liber 2364, folio 386, thence binding reversely on part of said second line of Trammel deed
- 3) South 76° 47' 09" East 72.22 feet to intersect aforementioned west right-of-way line of Granite Road at a nail now set, thence binding on said right-of-way line the two following courses and distances, and on the west edge of old 30 foot right-of-way established in 1866

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- 4) South 15° 08' 08" East 98.87 feet to intersect the west edge of 40 foot wide right-of-way as shown on Baltimore County E/W Plat of "The Widening and Re-alignment of Granite Road", recorded in Plat book 15, folio 43, at a pipe and cap now set, thence binding on said 40 foot wide right-of-way
- 5) South 05° 45' 03" East 60.50 feet to the place of beginning containing 18,285 square feet or 0.4198 acre of land, more or less.

BEING part of the remainder of parcel three as described in conveyance from Dorothy B. Strehle to Dorothy S. Hunter by deed dated April 2, 1987 and recorded among the Land Records of Baltimore County in Liber 7606, folio 367 (said parcel three being more particularly described in deed to Frank F. Strehle and Dorothy B. Strehle by deed dated September 6, 1955 and recorded in Liber 2799, folio 473).

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CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting June 15, 1992
Posted for: Special Hearing
Petitioner: Dorothy S. Hunter
Location of property: W/S Granite Road, N.E. of Old Court Road
2822 Granite Road
Location of Sign: West side of Granite Road in front of subject
Property
Remarks:
Posted by: [Signature] Date of return: June 19, 1992
Number of Signs: 1 MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 11, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 11, 1992

THE JEFFERSONIAN,

S. Zake Orlov

Publisher

MICROFILMED

92-456-SPH
Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Date 5-15-92
Robt. A. Hoffman
Residential - Special Hearing filing fee
4.178 AC. parcel - WS Granite Rd 740.5' N
Old Court Rd.
MICROFILMED
04A04W0073
BA C010144
Please Make Checks Payable To:

92-456-SPH
Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Date 5/15/92
PUBLIC HEARING FEES
030 - SPECIAL HEARING (FRL)
LAST NAME OF OWNER: HUNTER
MICROFILMED
04A04W0109NICHRC
BA C010144M07-24-92
Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353
June 23, 1992
Ms. Dorothy S. Hunter
10608 St. Paul Avenue
Woodstock, MD 21163
RE: Item No. 482, Case No. 92-456-SPH
Petitioner: Dorothy S. Hunter
Petition for Special Hearing
Dear Ms. Hunter:
The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.
Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.
The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.
1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
MICROFILMED

receipt
Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Date 7/23/92
Account: R-001-4190
Number
92-456
PUBLIC HEARING FEES
080 - POSTING SIGNS / ADVERTISING 1 X
LAST NAME OF OWNER: HOFFMAN
MICROFILMED
04A04W0109NICHRC
BA C010144M07-24-92
Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353
Your petition has been received and accepted for filing this 15th day of May, 1992
ARNOLD JABLON
DIRECTOR
Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee
Petitioner: Dorothy S. Hunter
Petitioner's Attorney:
MICROFILMED

92-456-8PH
Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353
DATE: 6-18-92
Robert A. Hoffman
5401 Whitlock Road
Baltimore, Maryland 21229
Dorothy S. Hunter
10608 St. Paul Avenue
Woodstock, Maryland 21163
RE:
CASE #92-456-SPH (Item 482)
W/S Granite Road, 470.5' N of Old Court Road
2822 Granite Road
2nd Election District - 1st Councilmanic
Legal Owner(s): Dorothy S. Hunter
Contract Purchaser(s): Robert A. Hoffman
HEARING: WEDNESDAY, JULY 8, 1992 at 2:00 p.m. in Rm. 118, Courthouse.
Dear Petitioner(s):
Please be advised that \$ 60.40 is due for advertising and posting of the above captioned property and hearing date.
THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.
Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.
MICROFILMED
ARNOLD JABLON
DIRECTOR

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353
Development Review Committee Response Form
Authorized signature: Dennis D. Kennedy Date 6/8/92
Project Name
File Number Waiver Number Zoning Issue Meeting Date
✓ Lawrence F. And Ruth C. Solomon 493 6-1-92 NC
DED DEPRM RP STP TE
✓ Dorothy S. Hunter NC
DED DEPRM RP STP TE
✓ St. Luke Health Ministries, Inc. 494 NC
DED DEPRM RP STP TE
✓ Gene Nelson And Paulette Ensor 489 NC
DED DEPRM RP STP TE
Stonegate at Patapsco (Azeal Property)
90476
ZON DED RP TE (Waiting for developer to submit plans first)
COUNT 17
FINAL TOTALS
COUNT 17
*** END OF REPORT ***
MICROFILMED

92-4568PH
Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353
JUNE 5, 1992
NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, 014 Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
CASE #92-456-SPH (Item 482)
W/S Granite Road, 470.5' N of Old Court Road
2822 Granite Road
2nd Election District - 1st Councilmanic
Legal Owner(s): Dorothy S. Hunter
Contract Purchaser(s): Robert A. Hoffman
HEARING: WEDNESDAY, JULY 8, 1992 at 2:00 p.m. in Rm. 118, Courthouse.
Special hearing to approve parcel to be transferred.
Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County
cc: Dorothy S. Hunter
Robert A. Hoffman
NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
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BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204
MEMORANDUM
TO: Arnold Jablon, Director - Zoning Administration & Development Management
FROM: Ervin McDaniel, Chief Development Review Section Office of Planning and Zoning
DATE: June 5, 1992
SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 1, 1992
The Office of Planning and Zoning has no comments on the following petitions:
George S. Nyquist - Item 474
Stephen G. Solam - Item 477
Albert F. Nocar Jr. - Item 478
Maryland Marine Mfg. Co. - Item 479
Robert C. Eppig - Item 480
James R. Porter - Item 481
Dorothy S. Hunter - Item 482
St. Luke's Health Ministries - Item 484
Williams Estates - Item 487
John M. Jacob - Item 488
Gene Ensor - Item 489
Lawrence F. Solomon - Item 493
If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.
6_5_92.txt
Fcltas.txt
MICROFILMED

Development Review Committee Response Form
Authorized signature: *Rachel J. Farnley* Date: 6/8/92
Project Name: Lawrence F. And Ruth C. Solomon
Waiver Number: 493
Zoning Issue: N/C
Meeting Date: 6-1-92
DED DEPRM RP STP TE
Dorothy S. Hunter N/C
DED DEPRM RP STP TE
St. Luke Health Ministries, Inc. N/C
DED DEPRM RP STP TE
Gene Nelson And Paulette Ensor N/C
DED DEPRM RP STP TE
Stonegate at Patapsco (Aerial Property)
90476
ZON DED RP TE (Waiting for developer to submit plans first)
COUNT 17
FINAL TOTALS
COUNT 17
*** END OF REPORT ***

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REVISED COMMENTS
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE
TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: July 6, 1992
FROM: J. Lawrence Pilson
Development Coordinator, DEPRM
SUBJECT: Zoning Item 482
Hunter Property
2822 Granite Road
Zoning Advisory Committee Meeting of June 2, 1992
The approved sewage disposal area for the adjacent property is located on this parcel. In order to develop the adjacent property, legal access to the sewage disposal area is required. If you have any questions, please contact Ground Water Management at 887-2762.
JLP:sp
JABLON/S/TXTSPP

MICROFILMED

PLEASE PRINT CLEARLY
PETITIONER(S) SIGN-IN SHEET
NAME ADDRESS
Robert Hoffman 5401 Whitlock RD Balto MD 21229
Dorothy S. Hunter 1068 St Paul Ave Vardick 21163

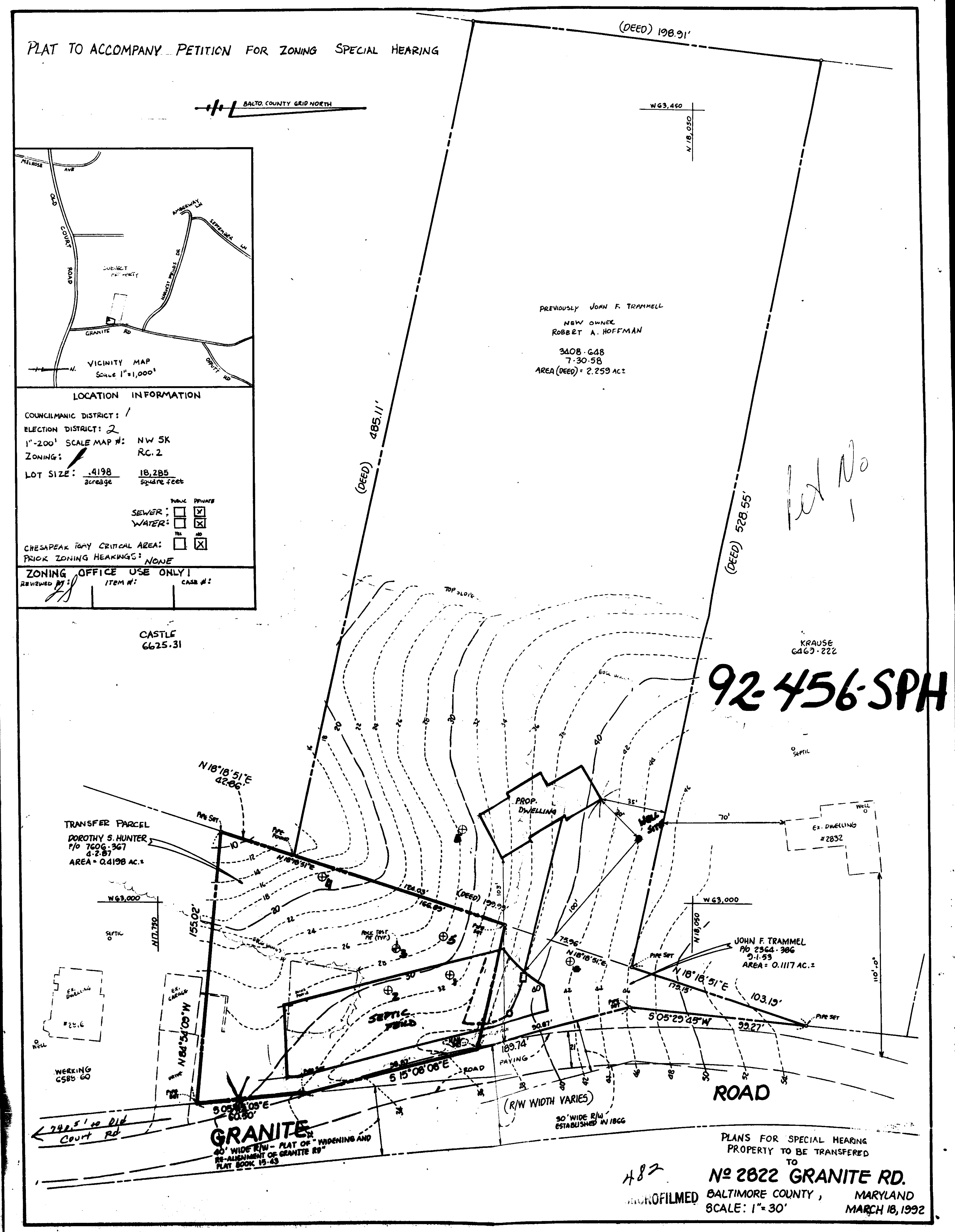
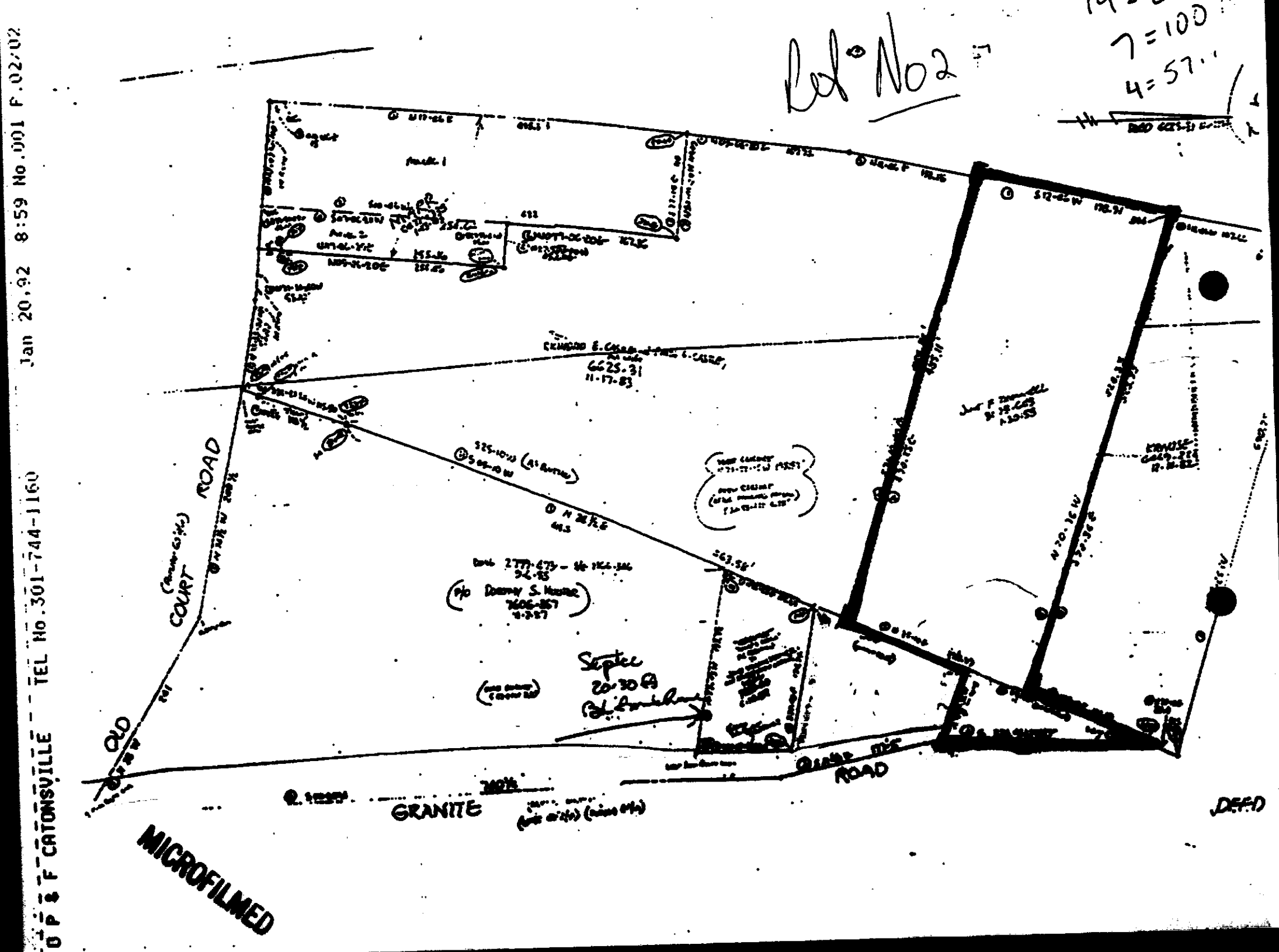
Baltimore County Government
Fire Department
700 East Joppa Road, Suite 901
Towson, MD 21204-5500
MAY 27, 1992
(301) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
RE: Property Owner: DOROTHY S. HUNTER
Location: #2822 GRANITE ROAD
Item No.: 482 (JJS) Zoning Agenda: JUNE 1, 1992
Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.
7. The Fire Prevention Bureau has no comments at this time.

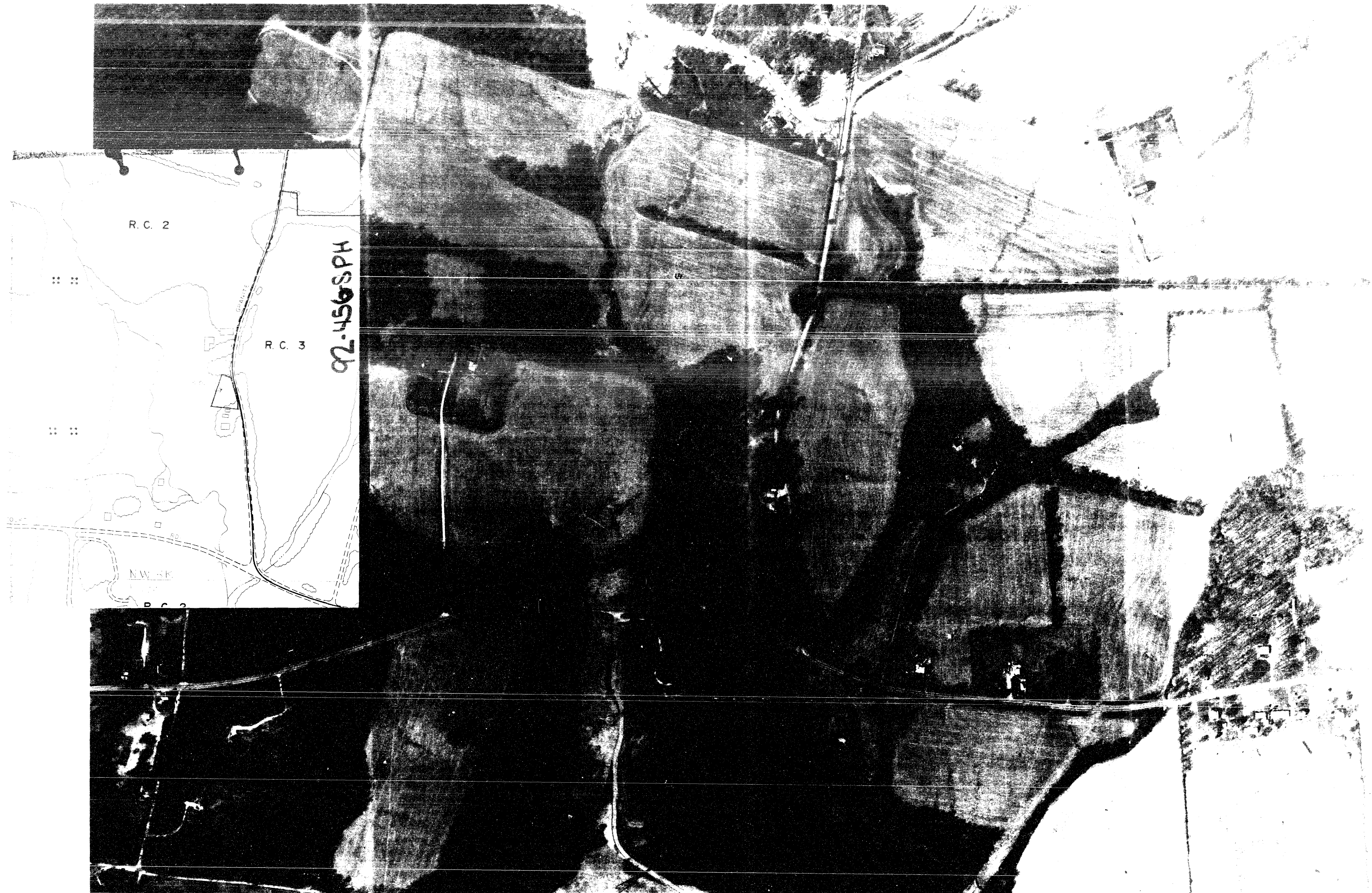
REVIEWER: *Carl J. Rose* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division
JP/REK

RECEIVED
MAY 29 1992
ZONING OFFICE

MICROFILMED



PLANS FOR SPECIAL HEARING
PROPERTY TO BE TRANSFERRED
TO
#2822 GRANITE RD.
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=30'
MARCH 18, 1992



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
SYLVAN DELL

SHEET

NW
36
MICROFILMED

92-456SPH